

**MEETING MINUTES
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF NAVASOTA, TEXAS
OCTOBER 28, 2021**

The members of the Planning and Zoning Commission met on the 28th day of October, 2021 at 6:00 PM at Navasota City Hall, City Council Chambers, located at 200 E. McAlpine Street, Navasota, Texas on the above date with the following present:

Randy Peters
John Walla
Carolyn Katkoski
Todd Wisner
Dia Copeland
James Harris
Debbie Hancock

Thus, constituting a quorum:

STAFF PRESENT: Lupe Diosdado, Development Services Director;

VISITORS: See sign-in sheet

1. **Call to Order:** The meeting was called to order at 6:05pm.
2. **Invocation**
Pledge of Allegiance
3. **Remarks of visitors:** There were no remarks of visitors.
4. **Consideration and possible action on electing the chairman and vice-chairman for the Planning & Zoning Commission from its membership:** Todd Wisner made a motion to appoint Randy Peters as Chairman and John Walla as Vice Chairman, James Harris seconded the motion. With all members present voting AYE the motion carries.
5. **Discussion, consideration and possible action on a minor plat application submitted by BC Castaneda, LLC, for the properties located at 1552, 1540 & 1536 North LaSalle, legally described as A0002. D Arnold, Tract16, Par 6, Acres 2.077, A0002. D Arnold, Tract 16, Par 5, A0002. D Arnold, Tract 16, Par 3, 4, for the purpose of platting the three (3) listed tracts into BC Castaneda Addition a four (4) lot**

subdivision: City staff presented the submittals and explained the cross access easement between lot 2 & 3. No project rep was present for this item. John Walla made a motion to approve the plat as presented, Carolyn Katkoski seconded the motion. With all members present voting AYE the motion carries.

6. **Conduct a public hearing for the purpose of receiving public comments and testimony regarding a conditional use permit application submitted to the City of Navasota by Mount Calvary Baptist Church for the property located at 508 Peeples Street, Navasota, Grimes County, Texas, 77868. The conditional use permit application requests to allow for the development of a place of worship, a conditional use listed under Article IX R-3: high density, multi-dwelling unit, residential district. The property affected is legally described as F L Woodard, Block 123, Lot 7-15:** The public hearing was opened at 6:15pm. City staff presented the submittals. The Planning & Zoning Commission raised questions regarding additional runoff because of the project. Jacob Malek, representing MBC noted questions. Quintesha Garrett summarized the application and need for a new building. Deacon Sanders, Barbara Walker and other church members shared their support of the conditional use permit. The public hearing was closed at 6:50pm.
7. **Consideration and possible action on a conditional use permit application submitted to the City of Navasota by Mount Calvary Baptist Church for the property located at 508 Peeples Street, Navasota, Grimes County, Texas, 77868. The conditional use permit application requests to allow for the development of a place of worship, a conditional use listed under Article IX R-3: high density, multi-dwelling unit, residential district. The property affected is legally described as F L Woodard, Block 123, Lot 7-15:** John Walla made a motion to approve the conditional use permit as presented with the following special conditions, 1. Regrade the proposed parking lot to minimize additional runoff onto Peeples Street. And 2. Add additional landscaping along Peeples Street, specifically along the building and parking lot. Debbie Hancock seconded the motion. With all members present voting AYE the motion carries.
8. **Discussion, consideration and possible action on a preliminary site plan application submitted by KBR Retail, Inc. for the property located at 912 N La Salle St, Navasota, Grimes County, TX 77868, legally described as The Point Subdivision, Block 1, Lot 1, Acres 2.42, (Replat 2020-**

309617) for the purpose of developing a laundry, fuel and convenience store: City staff presented the submittals. No project rep was present for the item. Planning & Zoning raised questions regarding the detention improvements, specifically the overflow structure. James Harris made a motion to approve the preliminary site plan as presented contingent upon 6' wide sidewalks installed along the perimeter of the property. Dia Copeland seconded the motion. With all members present voting AYE the motion carries.

9. **Consideration and possible action on approval of the meeting minutes for October 14, 2021 as presented:** James Harris made a motion to approve the meeting minutes as presented. John Walla seconded the motion. With all members present voting AYE the motion carries.

10. **Adjourn:** The meeting was adjourned at 7:13pm.

ATTEST:

RANDY PETERS, CHAIRMAN

JOHN WALLA, VICE CHAIRMAN